

KEY PLAN

**LEGAL DESCRIPTION**  
 TOPOGRAPHICAL SURVEY OF  
 PART 1 PLAN OF LOT 200  
 REGISTERED PLAN M-6  
 CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO

**SURVEYOR:**  
 SURVEY INFORMATION SHOWN ON THIS DRAWING IS  
 TAKEN FROM SURVEY DRAWING PREPARED BY:  
 ROWN - STANCIU LTD.  
 ONTARIO LAND SURVEYORS  
 120 WEST BEAVER CREEK RD, UNIT 24, RICHMOND HILL, ON  
 TEL: (905) 764-9909

**SITE STATS:**

SITE AREA = 278.58 sq.m. (2999 sq.ft. )

BUILDING AREA = 85.18 sq.m. (917 sq.ft.)

**FLOOR AREAS:**

BASEMENT FLOOR	= 85.18 sq.m. (917 sq.ft.)
1ST FLOOR	= 85.18 sq.m. (917 sq.ft.)
2ND FLOOR	= 88.91 sq.m. (957 sq.ft.)
3RD FLOOR	= 66.88 sq.m. (720 sq.ft.)
<b>TOTAL</b>	<b>= 325.43 sq.m. (3511 sq.ft.)</b>

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**REVISIONS AND ISSUES:**

DATE	NO.	DESCRIPTION
13/NOV/2017	2	ISSUED FOR BUILDING PERMIT
06/NOV/2017	1	ISSUED FOR CLIENT REVIEW

2275 Lakeshore Blvd. West  
 Suite 315, Toronto, ON  
 M8V 3Y3

Email: info@intechhousedesign.ca  
 Web: ithd.ca  
 Phone: (647) 885-3585  
 Toll free: (885) 5614161

PROFESSIONAL SEAL:

PROJECT NAME & ADDRESS:  
**INTERIOR ALTERATION  
 TO 3 STOREY BUILDING  
 308 ST. GEORGE ST.  
 TORONTO, ON**

DATE: 13 NOVEMBER 2017

DRAWN BY: P.V. CHECKED BY: A.G.

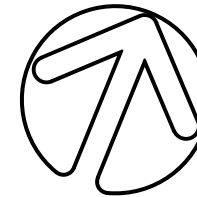
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SHEET TITLE: **SITE PLAN**

DRAWING NO. **SP1**

# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION

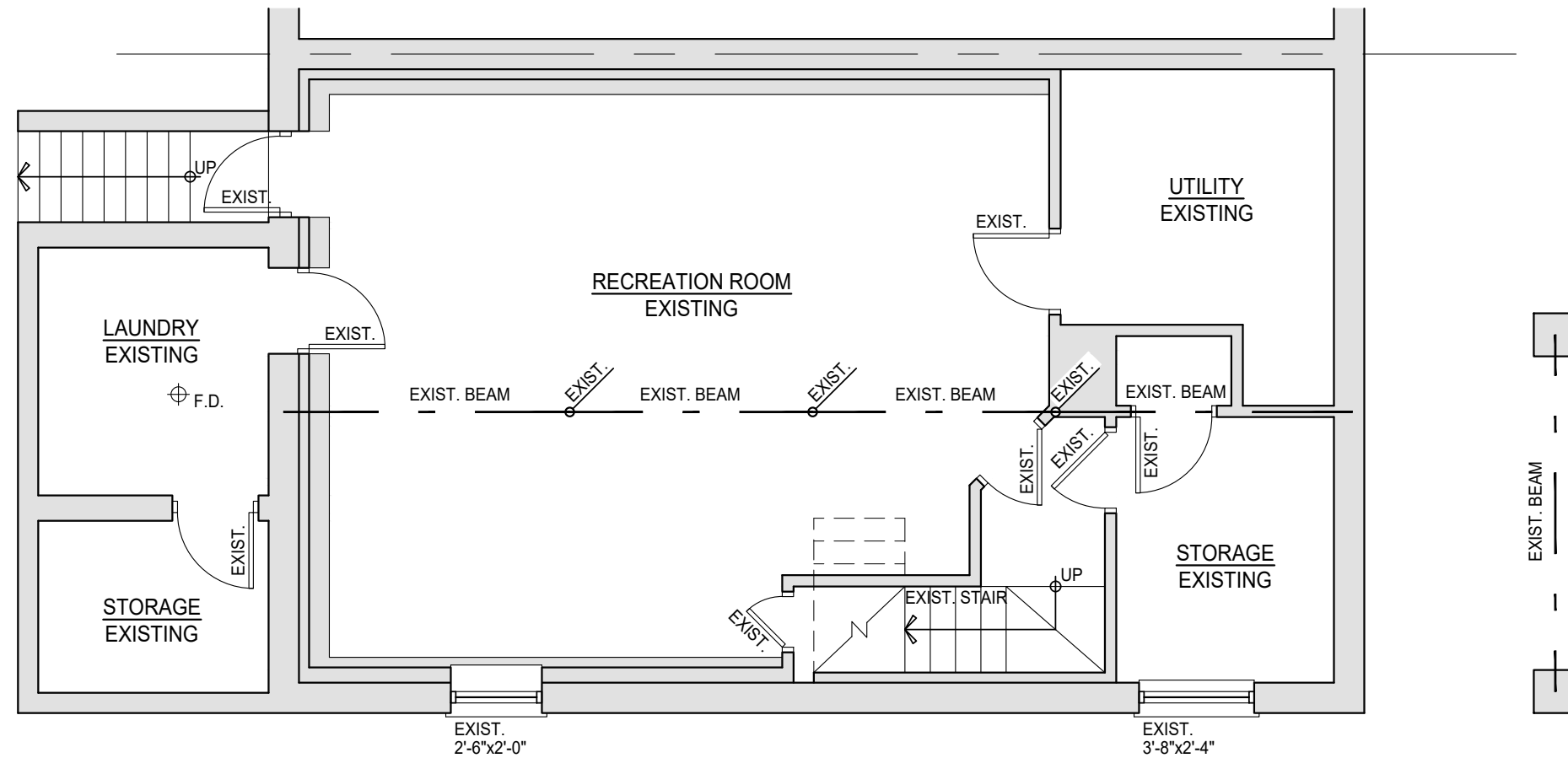


NORTH

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FROM IDEA TO REALITY

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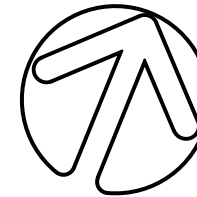
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SHEET TITLE:  
**EXISTING BASEMENT PLAN**

DRAWING NO.  
**A-1**

# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
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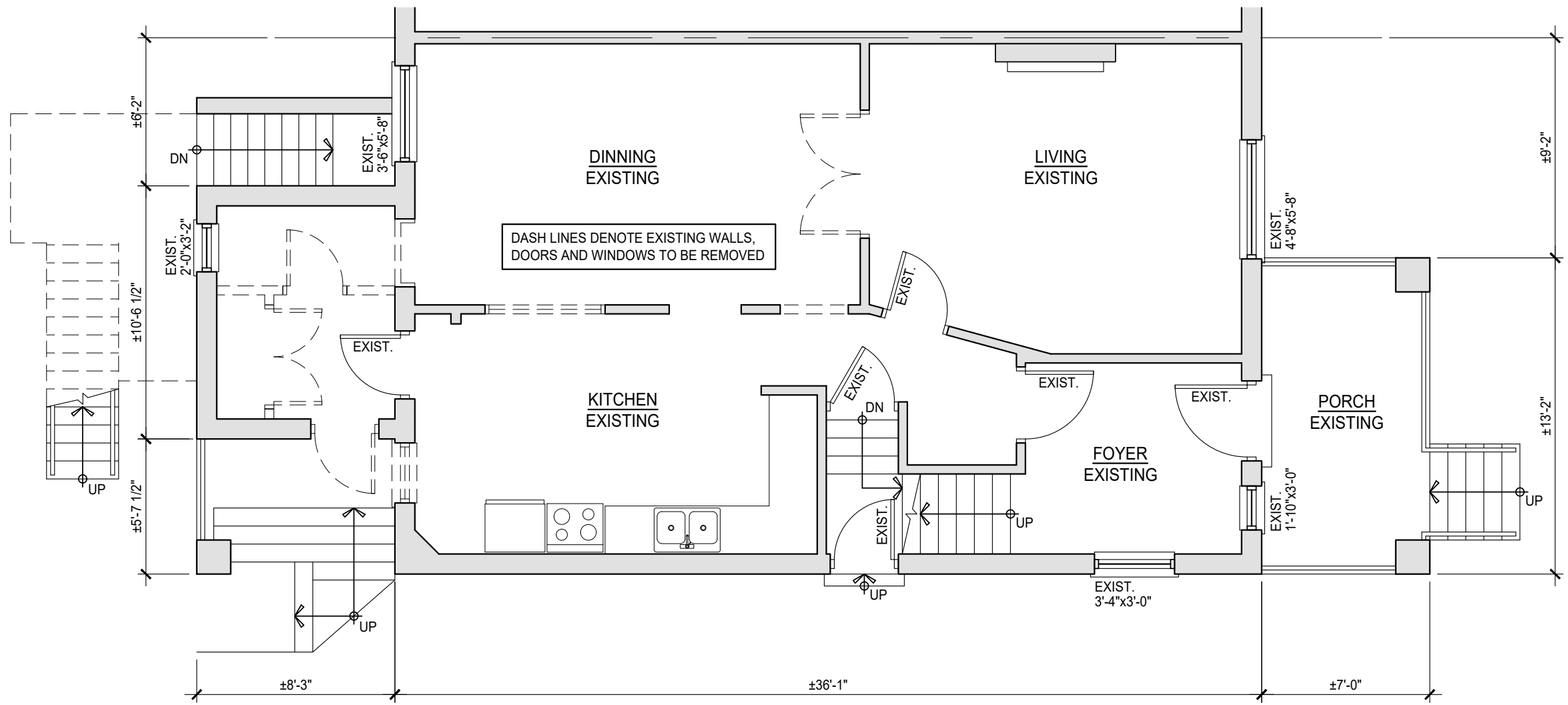
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SCALE: 3/16" = 1'-0" FILE: -

SHEET TITLE:  
**EXISTING FIRST  
 FLOOR PLAN**

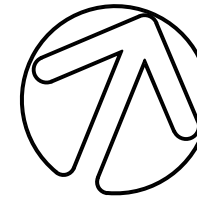
DRAWING NO.  
**A-2**

SIZE: LEDGER 11"x17"



# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION

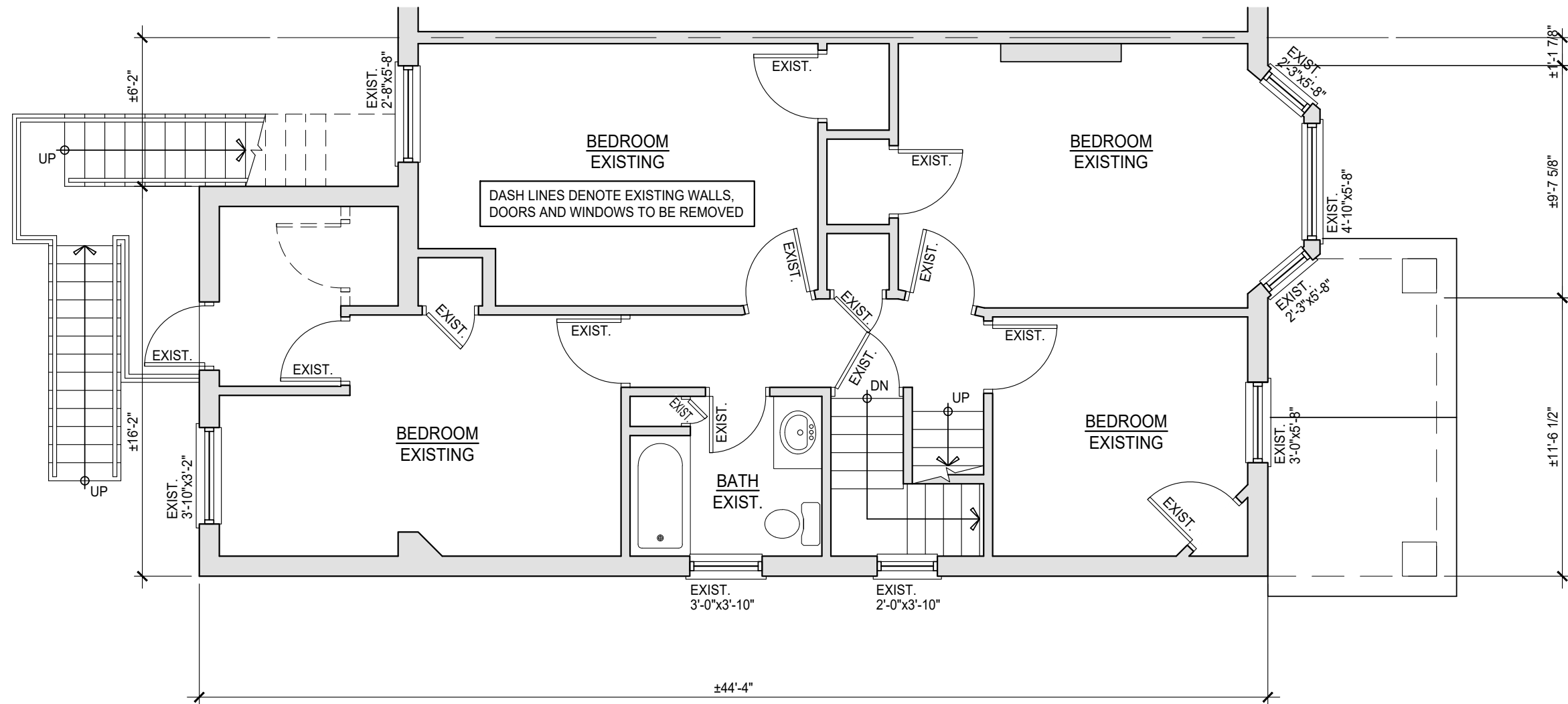


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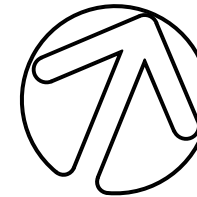
SCALE: 3/16" = 1'-0"      FILE: -

SHEET TITLE:  
**EXISTING SECOND FLOOR PLAN**

DRAWING NO.  
**A-3**

# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION

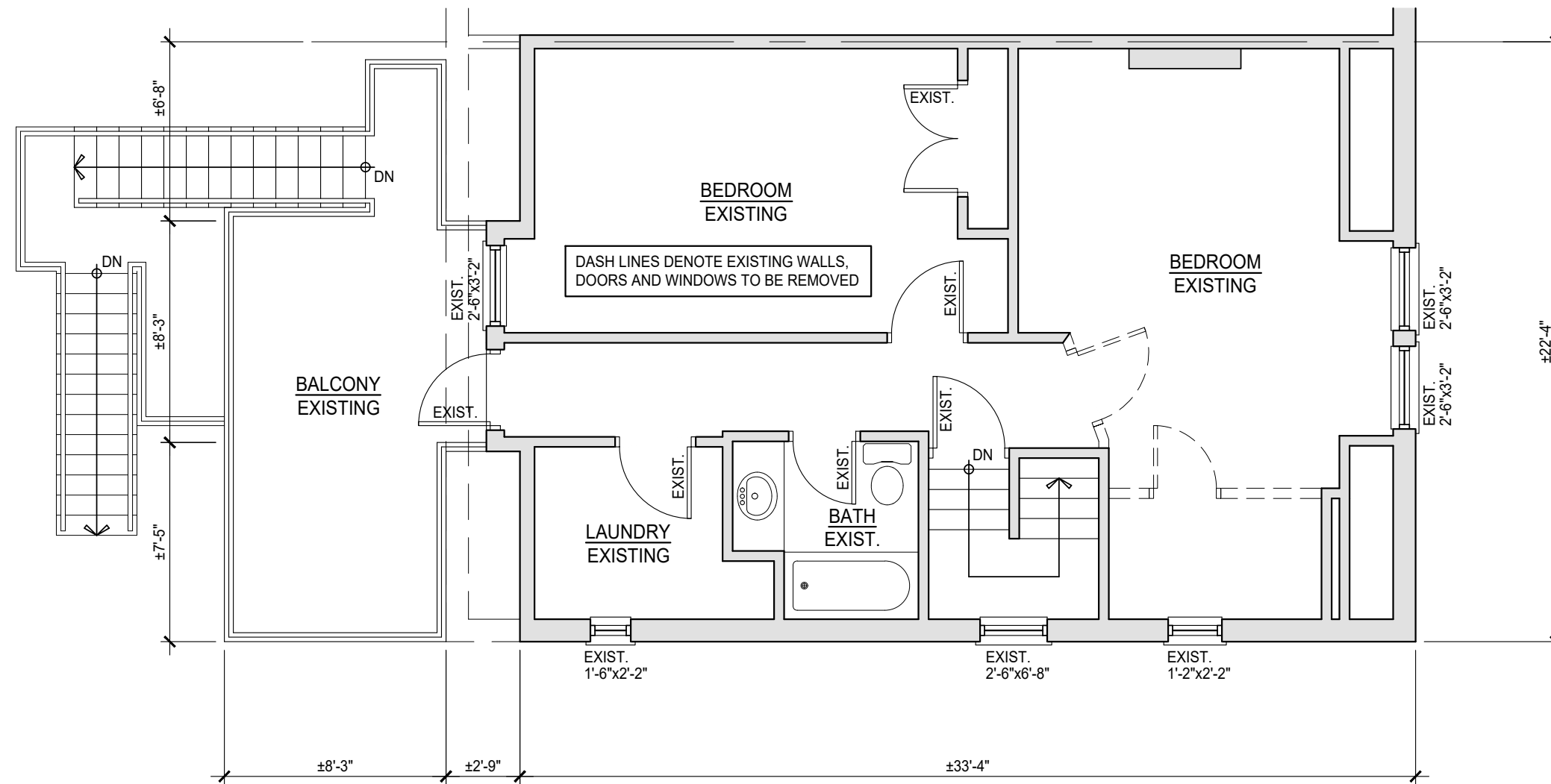


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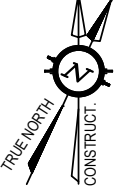




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SHEET TITLE:  
**EXISTING THIRD  
 FLOOR PLAN**

DRAWING NO.  
**A-4**

# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION
- FIRE RATED PARTITION
- INTERCONNECTED SMOKE DETECTOR (INTERCONNECTED BETWEEN DWELLING UNITS) SD ⊕
- CARBON MONOXIDE DETECTOR CD ⊠

# WALL AND CEILING SCHEDULE

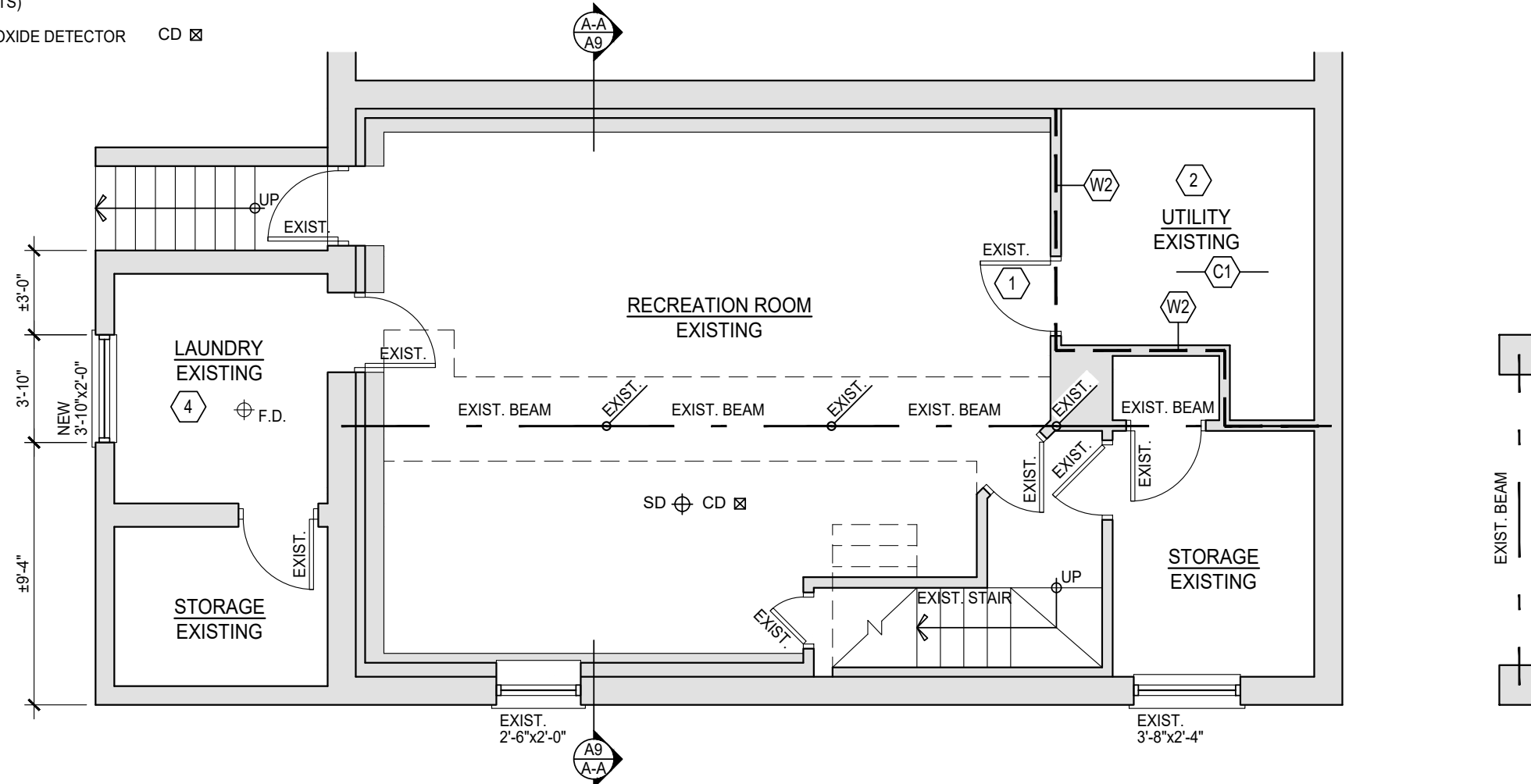
- W1** 1/2" GYPSUM BOARD ON BOTH SIDES OF 2X4 WOOD STUD @ 16" O.C. DOUBLE PLATE AT TOP, SINGLE PLATE AT BOTTOM. 2x4 WD GIRT @ MID-HEIGHT.
- W2** 1 HR F.R. PARTITION (AS PER OBC W3b STC-50 FRR-1HR TEST# TL-93-098) 1/2" TYPE "X" GYPSUM BOARD ON EXISTING WOOD STUDS FRAMING C/W 3-1/2" FIBERGLASS BATT INSULATION BETWEEN STUDS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD
- C1** 1/2 HR CEILING (AS PER OBC F8d, STC-50 FRR-1/2 HR) EXISTING SUBFLOOR ON EXISTING FLOOR JOISTS C/W FIBERGLASS BATT INSULATION BETWEEN JOISTS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD



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**BASEMENT FLOOR PLAN  
UNIT-1**

# NOTES

- 1** FIRE RATED DOOR REMOVE EXISTING DOOR & FRAME. INSTALL NEW 30 MIN. FIRE RATED SOLID CORE WOOD DOOR & FRAME WITH C/W SELF CLOSURE
- 2** EXISTING FURNACE EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED ON SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
- 3** WASHROOM FAN WASHROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST 1AIR CHANGE PER HOUR
- 4** DRYER & STOVE TOP FAN DRYER & COOKTOP TO BE VENTED DIRECTLY TO OUTSIDE THROUGH WALL

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SCALE: 3/16" = 1'-0" FILE: -

SHEET TITLE:  
**PROPOSED  
 BASEMENT PLAN**

DRAWING NO.  
**A-5**

# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION
- FIRE RATED PARTITION
- INTERCONNECTED SMOKE DETECTOR (INTERCONNECTED BETWEEN DWELLING UNITS) SD ⊕
- CARBON MONOXIDE DETECTOR CD ⊠

# WALL AND CEILING SCHEDULE

- W1** 1/2" GYPSUM BOARD ON BOTH SIDES OF 2x4 WOOD STUD @ 16" O.C. DOUBLE PLATE AT TOP, SINGLE PLATE AT BOTTOM. 2x4 WD GIRT @ MID-HEIGHT.
- W2** 1 HR F.R. PARTITION (AS PER OBC W3b STC-50 FRR-1HR TEST# TL-93-098) 1/2" TYPE "X" GYPSUM BOARD ON EXISTING WOOD STUDS FRAMING C/W 3-1/2" FIBERGLASS BATT INSULATION BETWEEN STUDS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD
- C1** 1/2 HR CEILING (AS PER OBC F8d, STC-50 FRR-1/2 HR) EXISTING SUBFLOOR ON EXISTING FLOOR JOISTS C/W FIBERGLASS BATT INSULATION BETWEEN JOISTS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD



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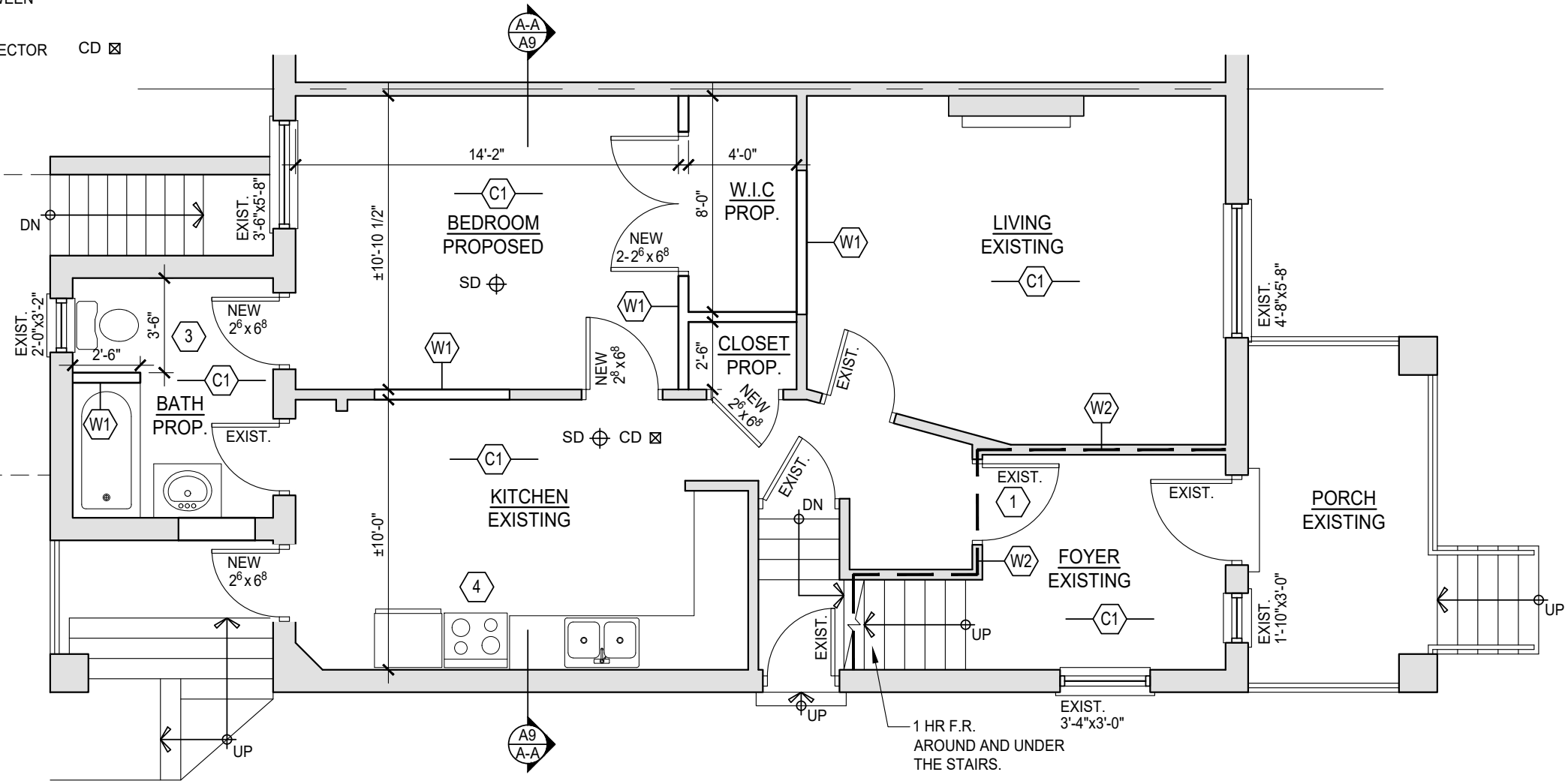
DRAWN BY: P.V. CHECKED BY: A.G.

SCALE: 3/16" = 1'-0" FILE: -

SHEET TITLE:  
**PROPOSED FIRST FLOOR PLAN**

DRAWING NO.  
**A-6**

SIZE: LEDGER 11"X17"



**FIRST FLOOR PLAN**  
**UNIT-1**

# NOTES

- 1** FIRE RATED DOOR REMOVE EXISTING DOOR & FRAME. INSTALL NEW 30 MIN. FIRE RATED SOLID CORE WOOD DOOR & FRAME WITH C/W SELF CLOSURE
- 2** EXISTING FURNACE EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED ON SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
- 3** WASHROOM FAN WASHROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST 1AIR CHANGE PER HOUR
- 4** DRYER & STOVE TOP FAN DRYER & COOKTOP TO BE VENTED DIRECTLY TO OUTSIDE THROUGH WALL

# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION
- FIRE RATED PARTITION
- INTERCONNECTED SMOKE DETECTOR (INTERCONNECTED BETWEEN DWELLING UNITS) SD ⊕
- CARBON MONOXIDE DETECTOR CD ⊠

# WALL AND CEILING SCHEDULE

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- W2** 1 HR F.R. PARTITION (AS PER OBC W3b STC-50 FRR-1HR TEST# TL-93-098) 1/2" TYPE "X" GYPSUM BOARD ON EXISTING WOOD STUDS FRAMING C/W 3-1/2" FIBERGLASS BATT INSULATION BETWEEN STUDS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD
- C1** 1/2 HR CEILING (AS PER OBC F8d, STC-50 FRR-1/2 HR) EXISTING SUBFLOOR ON EXISTING FLOOR JOISTS C/W FIBERGLASS BATT INSULATION BETWEEN JOISTS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD

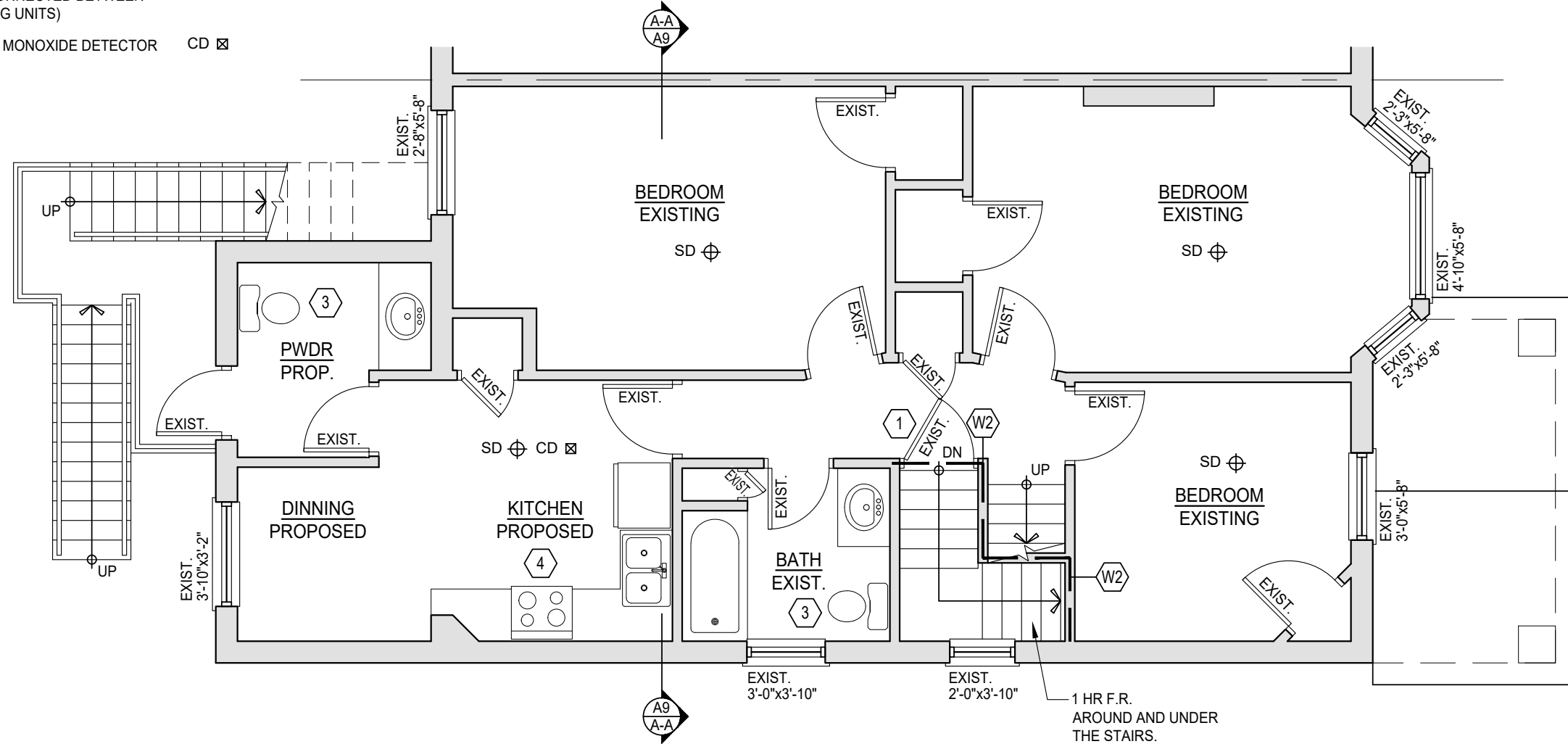


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**SECOND FLOOR PLAN  
UNIT-2**

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PROFESSIONAL SEAL:

PROJECT NAME & ADDRESS:  
**INTERIOR ALTERATION  
 TO 3 STOREY BUILDING  
 308 ST. GEORGE ST.  
 TORONTO, ON**

DATE: 13 NOVEMBER 2017

DRAWN BY: P.V. CHECKED BY: A.G.

SCALE: 3/16" = 1'-0" FILE: -

SHEET TITLE:  
**PROPOSED  
 SECOND FLOOR  
 PLAN**

DRAWING NO.  
**A-7**



# LEGEND

- EXISTING WALL/ PARTITION TO REMAIN
- EXISTING WALL/ PARTITION TO BE DEMOLISHED
- NEW WALL/ PARTITION
- FIRE RATED PARTITION
- INTERCONNECTED SMOKE DETECTOR (INTERCONNECTED BETWEEN DWELLING UNITS) SD ⊕
- CARBON MONOXIDE DETECTOR CD ⊠

# WALL AND CEILING SCHEDULE

- W1** 1/2" GYPSUM BOARD ON BOTH SIDES OF 2X4 WOOD STUD @ 16" O.C. DOUBLE PLATE AT TOP, SINGLE PLATE AT BOTTOM. 2x4 WD GIRT @ MID-HEIGHT.
- W2** 1 HR F.R. PARTITION (AS PER OBC W3b STC-50 FRR-1HR TEST# TL-93-098) 1/2" TYPE "X" GYPSUM BOARD ON EXISTING WOOD STUDS FRAMING C/W 3-1/2" FIBERGLASS BATT INSULATION BETWEEN STUDS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD
- C1** 1/2 HR CEILING (AS PER OBC F8d, STC-50 FRR-1/2 HR) EXISTING SUBFLOOR ON EXISTING FLOOR JOISTS C/W FIBERGLASS BATT INSULATION BETWEEN JOISTS RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY) 1/2" TYPE "X" GYPSUM BOARD

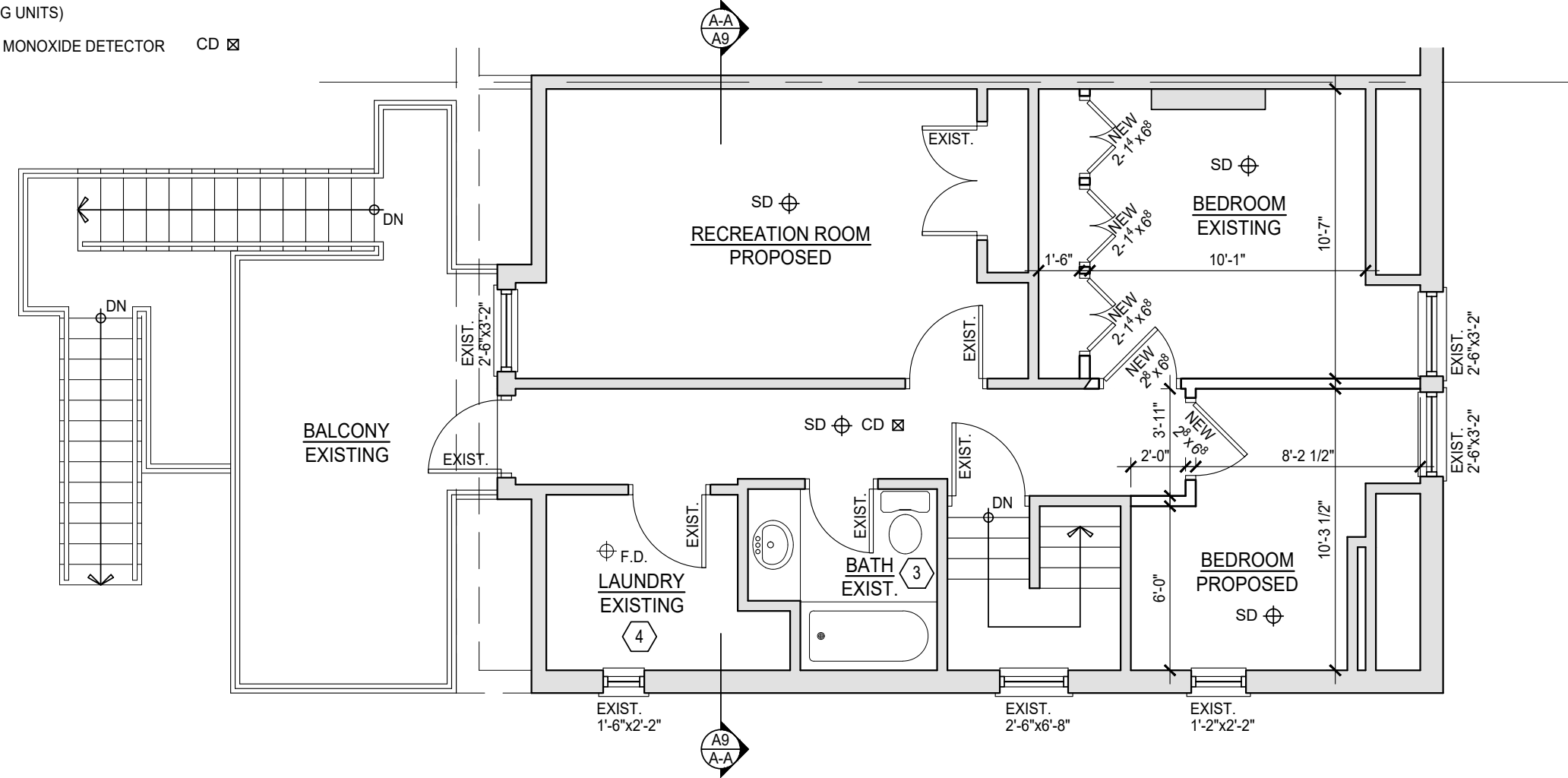


NORTH

- GENERAL NOTES:
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
  - DO NOT SCALE DRAWINGS
  - ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
  - ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
  - THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
  - ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
  - READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
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REVISIONS AND ISSUES:

DATE	NO.	DESCRIPTION
13/NOV/2017	2	ISSUED FOR BUILDING PERMIT
06/NOV/2017	1	ISSUED FOR CLIENT REVIEW



**THIRD FLOOR PLAN**  
**UNIT-2**

# NOTES

- 1** FIRE RATED DOOR REMOVE EXISTING DOOR & FRAME. INSTALL NEW 30 MIN. FIRE RATED SOLID CORE WOOD DOOR & FRAME WITH C/W SELF CLOSURE
- 2** EXISTING FURNACE EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED ON SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
- 3** WASHROOM FAN WASHROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST 1AIR CHANGE PER HOUR
- 4** DRYER & STOVE TOP FAN DRYER & COOKTOP TO BE VENTED DIRECTLY TO OUTSIDE THROUGH WALL

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SHEET TITLE:  
**PROPOSED THIRD FLOOR PLAN**

DRAWING NO.  
**A-8**

# CEILING SCHEDULE

**W1** 1/2 HR CEILING  
 (AS PER OBC F8d, STC-50 FRR-1/2 HR)  
 EXISTING SUBFLOOR ON  
 EXISTING FLOOR JOISTS  
 C/W FIBERGLASS BATT INSULATION BETWEEN JOISTS  
 RESILIENT METAL CHANNELS SPACED 24" O.C. (BETWEEN UNITS ONLY)  
 1/2" TYPE "X" GYPSUM BOARD



**SECTION A-A**

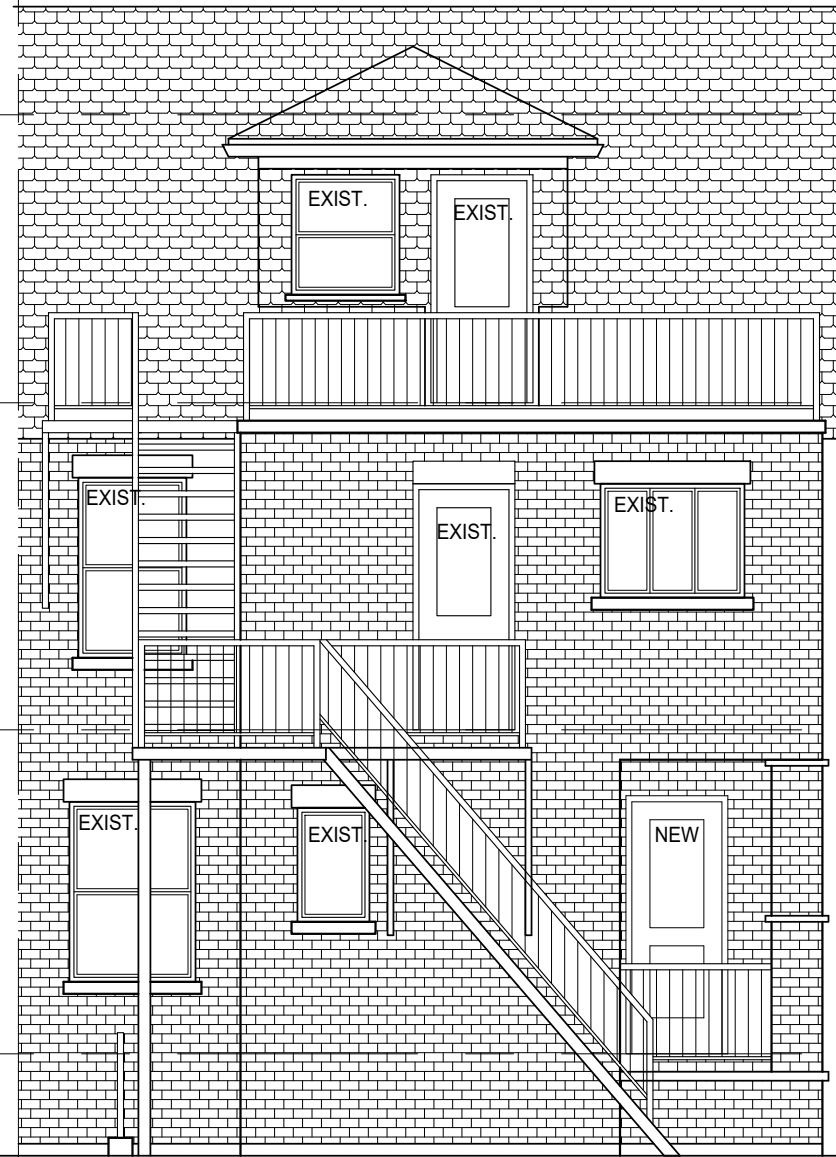
U/S OF CEILING

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

BASEMENT FLOOR



U/S OF CEILING

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

BASEMENT FLOOR

**REAR ELEVATION**

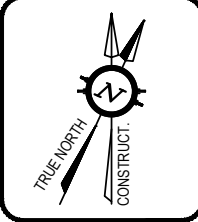
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SHEET TITLE:  
**ELEVATION AND SECTION**

DRAWING NO.  
**A-9**